

PLAT IDENTIFICATION SHEET

RECEPTION # : DC9713566

DATE: 3/14/97

TIME: 10:50

FEE: \$ 10 (1 **Pages**)

GRANTOR:

(OWNER/SIGNER)

Castle Properties LLS

GRANTEE:

(SUBDIVISION NAME OR NAME OF PLAT)

Karvy's Subdivision

Castle Rock

LEGAL:

(SECTION-TOWNSHIP-RANGE)

12-8-67

ORDINANCE NO. 96-14

AN ORDINANCE AMENDING THE TOWN'S ZONE DISTRICT MAP BY
ZONING LARRY'S SUBDIVISION AS PD PLANNED DEVELOPMENT AND
APPROVING THE PD ZONING REGULATIONS AND
PRELIMINARY PD SITE PLAN

WHEREAS, Castle Properties, L.L.C ("Owner") has requested PD planned development zoning of the parcel described in *Exhibit 1*; and

WHEREAS, Owner has requested approval of the Larry's Subdivision PD zoning regulations as described on *Exhibit 2* attached hereto; and

WHEREAS, Owner has requested approval of the Larry's Subdivision Preliminary PD Site Plan; and

WHEREAS, public hearings on the zoning, zoning regulations and preliminary pd plan have been held before the Planning Commission and Town Council in accordance with the applicable provisions of the Castle Rock Municipal Code.

NOW, THEREFORE, IT IS ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK AS FOLLOWS:

SECTION 1. Amendment. Chapter 17 of the Castle Rock Municipal Code is hereby amended by the addition of the property described in *Exhibit 1* which is hereby zoned PD Planned Development.

SECTION 2. Approval. The zoning regulations as described in *Exhibit 2* and the preliminary pd site plan are approved.

SECTION 3. Severability. If any clause, sentence, paragraph, or part of this ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect the remaining provisions of this ordinance.

SECTION 4. Safety Clause. The Town Council finds and declares that this ordinance is promulgated and adopted for the public health, safety and welfare and this ordinance bears a rational relation to the legislative object sought to be obtained.

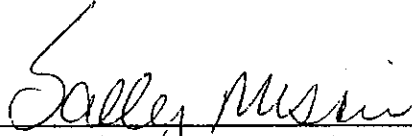
SUBMITTED this 22nd day of February, 1996 and approved for publication and further reading by a vote of the Town Council of the Town of Castle Rock of 6 for and 1 against.

(ORD.96-14, CONT'D)

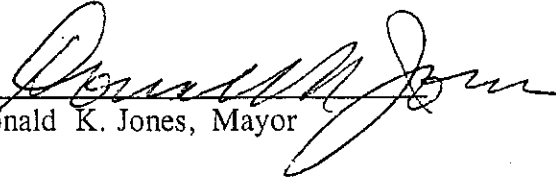
PASSED, APPROVED AND ADOPTED this 14th day of March, 1996, by the Town Council of the Town of Castle Rock by a vote of 5 for and 1 against.

ATTEST:

TOWN OF CASTLE ROCK

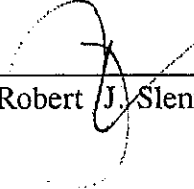


Sally Misare, Town Clerk



Donald K. Jones, Mayor

APPROVED AS TO FORM:



Robert J. Slentz, Town Attorney

(TCORDZON2.LAR)

PROPERTY DESCRIPTION:

A tract of land situated in the Northwest 1/4 of Section 12, Township 8 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:

Beginning at the most Northerly corner of Lot 2, Block 1, Young's Addition to Castle Rock, according to the recorded plat thereof;

Thence Southeasterly along the Easterly line of said Lot 2 a distance of 134.89 feet;

Thence Northeasterly on an angle to the left of $133^{\circ} 03' 36''$ a distance of 214.81 feet;

Thence Northeasterly on an angle to the right of $28^{\circ} 18' 11''$ a distance of 90.18 feet;

Thence Northeasterly on an angle to the left of $5^{\circ} 54' 32''$ a distance of 246.86 feet;

Thence Northwesterly on an angle to the left of $89^{\circ} 49' 40''$ a distance of 54.97 feet;

Thence Northwesterly on an angle to the right of $23^{\circ} 15' 19''$ a distance of 417.38 feet;

Thence Southwesterly on an angle to the left of $74^{\circ} 16' 33''$ a distance of 269.52 feet;

Thence Southwesterly on an angle to the left of $9^{\circ} 52' 00''$ a distance of 151.89 feet, more or less, to a point on the Northeasterly line of the Jensen property as described in Book 158 at Page 399 of the Douglas County Records;

Thence Southeasterly on an angle to the left of $109^{\circ} 59' 12''$ along the Northeasterly line of said Jensen property a distance of 166.81 feet to the Southeast corner of said Jensen property;

Thence Westerly on an angle to the right of $305^{\circ} 03' 00''$ along the South line of said Jensen property a distance of 135.99 feet to the Southeast corner of Lot 3, Panorama Heights Subdivision;

Thence Southerly at right angles a distance of 287.80 feet, more or less, to a boundary corner of Young's Addition to Castle Rock;

Thence Southeasterly on an angle to the left of $56^{\circ} 01' 28''$ along a Northeasterly line of said Young's Addition to Castle Rock a distance of 256.16 feet;

Thence Southeasterly along said Northeasterly line on an angle to the right of $32^{\circ} 20' 31''$ a distance of 109.58 feet to the Point of Beginning;

Containing 7.404 acres, more or less.

Larry's Subdivision PD Regulations

SECTION I
GENERAL PROVISIONS

- 1.1 This Ordinance constitutes an amendment to the Town of Castle Rock Zoning Ordinance, and the Zoning District Map for the Town of Castle Rock, and establishes permitted uses, densities and development standards for the land.
- 1.2 When this ordinance does not address a particular subject, the relevant provisions of the Town of Castle Rock Zoning Ordinance, as amended, shall apply. Relevant Sections include, but are not limited to, PD Planned Development District, Definitions, Landscaping Requirements, Off-street Parking, and General Site Development and Use Standards.
- 1.3 The land has been divided into Use Areas on the Larry's Subdivision Preliminary PD Site Plan, approved contemporaneously herewith, incorporated by reference into this Ordinance.
Said Use Areas are described in Section II, below.
The aggregate number of acres within each Use Area shall be as indicated under each type designation on the Plan. There will be a maximum of twelve (12) dwelling units allowed in this PD.

SECTION II:
USE AREAS

- 2.1 Single Family Use Area - SF
 - A. Permitted Uses:
 - 1. Single-family detached residences, garages and accessory structures.
 - 2. Open space.
 - 3. Parking
 - 4. Temporary sales office and construction trailers.
 - B. Uses by Special Review:
 - 1. Mother-in-law or nanny unit: Defined as a dwelling associated with the main dwelling that is integrated in the overall design of the structure but may have a separate entry and kitchen facility. The unit must be attached to the main home or the detached garage. Separate addressing or utility taps are not permitted. One additional parking space must be provided on the lot foot the nanny unit. The design of the structure must accommodate a fire wall between the main home and nanny unit if a separate entry is proposed. Occupants of these units must be related to the family residing in the main

residence by blood or marriage, or be full time employees of the family residing in the main residence.

2.2 Open Space Use Areas - OSD, OSP and PLD

A. Definitions:

1. OSD: Land proposed to meet the PD open space requirements and proposed to be dedicated to the Town.
2. OSP: Land proposed to meet the PD open space requirements and proposed to be held in private ownership.
3. PLD: Land proposed to be dedicated to meet the land dedication requirements of the subdivision code of the Town.

B. Permitted Uses:

1. Parks, schools and other public uses, active and passive recreation activities, preservation of land for public purposes, and including such structures and other improvements not inconsistent with the Land Dedication and the Planned Development District ordinances.

2.3 Utilities Dedication Use Area - UD

A. Definition: Land proposed to be dedicated for utility purposes, including, but not limited to, water, sanitary sewer and storm sewer purposes.

B. Permitted Uses:

1. All Town owned and operated utilities.
2. Other Public and/or Private utilities as authorized on a Final PD Site Plan.
3. All uses permitted in the OSD and OSP Use Areas.

SECTION III:
DEVELOPMENT STANDARDS

3.1 General:

| <u>Standard</u> | <u>Use Areas</u> | |
|----------------------|---|-------------------------------|
| | <u>SF</u> | <u>OS and PLD</u> |
| Minimum lot area | 9,000 sq. ft. | none |
| Setbacks: | Where Building Envelopes are shown, they will govern. Otherwise the setbacks will be as provided below: | |
| Front | 15 feet | 25 feet |
| Rear | 25 feet | 25 feet |
| Side | 7 feet | 10 feet |
| Max. building height | 35 feet | 35 feet |
| Parking: | * Two spaces per DU. | As per Town zoning ordinance. |

- 3.2 Fencing:
When a Building Envelope is shown on the Final PD Site Plan, fencing will only be allowed within the Building Envelope.
- 3.3 Exterior Lighting:
No exterior lights of any sort may be erected, placed, installed or otherwise incorporated into the property, adjacent road right-of-way or adjacent property or open space wherein any glare or direct light is visible beyond the perimeter of the property. This applies to all lighting including, but not limited to entry lights, garage lights, driveway illumination and interior lights visible from off the property.
- 3.4 Utilities:
All public utility distribution lines must be placed underground.

SECTION IV:
TEMPORARY USES

- 4.1 Temporary Uses:
- A. Single family homes may be used as models and/or sales and information offices in those use areas where they are a Permitted Use. Provided, however that the use will cease within sixty days of a Certificate of Occupancy being issued for the 8th dwelling unit in this PD.
- B. Construction offices and material storage shall be permitted in all use areas during, and for a period of 30 days after cessation of actual construction in those areas being served by such construction office or material storage area.

SECTION V:
ACCESSORY USES PERMITTED IN ALL USE AREAS

- 5.1 A. Underground utility and communications distribution lines.
B. Roadways, bike paths, pedestrian and equestrian trails.
C. Parking Areas
D. Open spaces and lakes, to include storm water drainage detention areas.

SECTION VI:
SUBMISSION OF FINAL PLANNED DEVELOPMENT SITE PLANS AND/OR
PLATS AND ADDITIONAL INFORMATION:

- 6.1 No structural building permit shall be issued until a Final PD Site Plan and Final Plat for the area has been approved by the Town Council and filed for public record with the Douglas County Clerk and Recorder.

SECTION VII:
TRANSITIONAL USE

- 7.1 After approval of the Preliminary Site Plan incorporated herein by reference, any

portion of the property described above, which has not been subject to a Final PD Site Plan, may be used for agricultural purposes. Agricultural uses, for purposes of this section, shall mean farming, ranching, gardening, and buildings accessory to these uses. In no event shall commercial feed yards, poultry or hog farms or kennels be permitted.

Any activity permitted by this section shall be considered to be a valid pre-existing non-conforming use within the area described above until a Final PD Site Plan for such area or areas has been approved; Provided however, that the Town Council reserves the right to prohibit such agricultural uses in areas for which no Final PD Site Plan has been submitted if the Council determines that due to the proximity of such uses to developed areas a danger exists to the health, safety or welfare of the residents of such developed area(s).

SECTION VIII
SEVERABILITY OF PROVISIONS

- 8.1 In the event that any provision hereof shall be determined to be illegal or void by the final order of any court of competent jurisdiction, the remaining provisions shall remain in full force and effect.